Roy F. Weston, Inc.
Federal Programs Division
217 Middlesex Turnpike
Burlington, Massachusetts 01803-3308
617-229-6430 • Fax 617-272-3619

SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM
EPA CONTRACT 68-W5-0009

18 May 1998
11098-031-001-5091-40
DC No. A-2482

Ms. LaVonne Johnson
Task Monitor
EPA Region I
Superfund Support Section (HBS)
John F. Kennedy Federal Building
Boston, MA 02203-0001

Subject: Trip Report -- On-site Reconnaissance
Former Howe Richardson Scale Co.
Rutland, Vermont
CERCLIS No. VTD002078509
TDD No. 98-05-0035

Dear Ms. Johnson:

Please find enclosed the original and a copy of the Trip Report regarding the Howe Richardson Scale Co. property located in Rutland, Vermont. Copies of this Trip Report have been forwarded to the Vermont Department of Environmental Conservation (VT DEC) and property owner.

Please contact the undersigned at (781) 229-6430 if you have any questions regarding the contents of this report.

Very truly yours,

ROY F. WESTON, INC.
Region I START

Pasquale Panza
Site Leader

David Gorden
Work Group Leader

PP:pp
Enclosures
cc: C. Schwer (VT DEC)

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SEMS Doc ID 623859

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Mr. Joseph Giancola
c/o Howe Center Ltd.
140 Granger Street
Rutland, Vermont 05701

Subject: Trip Report -- On-site Reconnaissance
Former Howe Richardson Scale Co.
Rutland, Vermont
CERCLIS No. VTD002078509
TDD No. 98-05-0035

Dear Mr. Giancola:

Please find enclosed a copy of the Trip Report regarding the Howe Richardson Scale Co. property located in Rutland, Vermont.

This Trip Report summarizes the site conditions noted by Roy F. Weston, Inc., Superfund Technical Assessment and Response Team (START) personnel during the on-site reconnaissance conducted on 16 October 1997. This Trip Report also serves as a record of the activities conducted on site as part of the site investigation. The Draft Site Inspection (SI) Report will be forwarded to you for comments on or about 24 July 1998.

Please contact the undersigned at (781) 229-6430 if you have any questions or concerns regarding this report.

Very truly yours,

ROY F. WESTON, INC.
Region I START

Pasquale Panza
Site Leader

David Gorden
Work Group Leader

PP:pp
Enclosure
cc: L. Johnson (EPA Region I Task Monitor)
C. Schwer (VT DEC)

15 May 1998

EPA REGION I SUPERFUND PROGRAM
TRIP REPORT/CHECKLIST

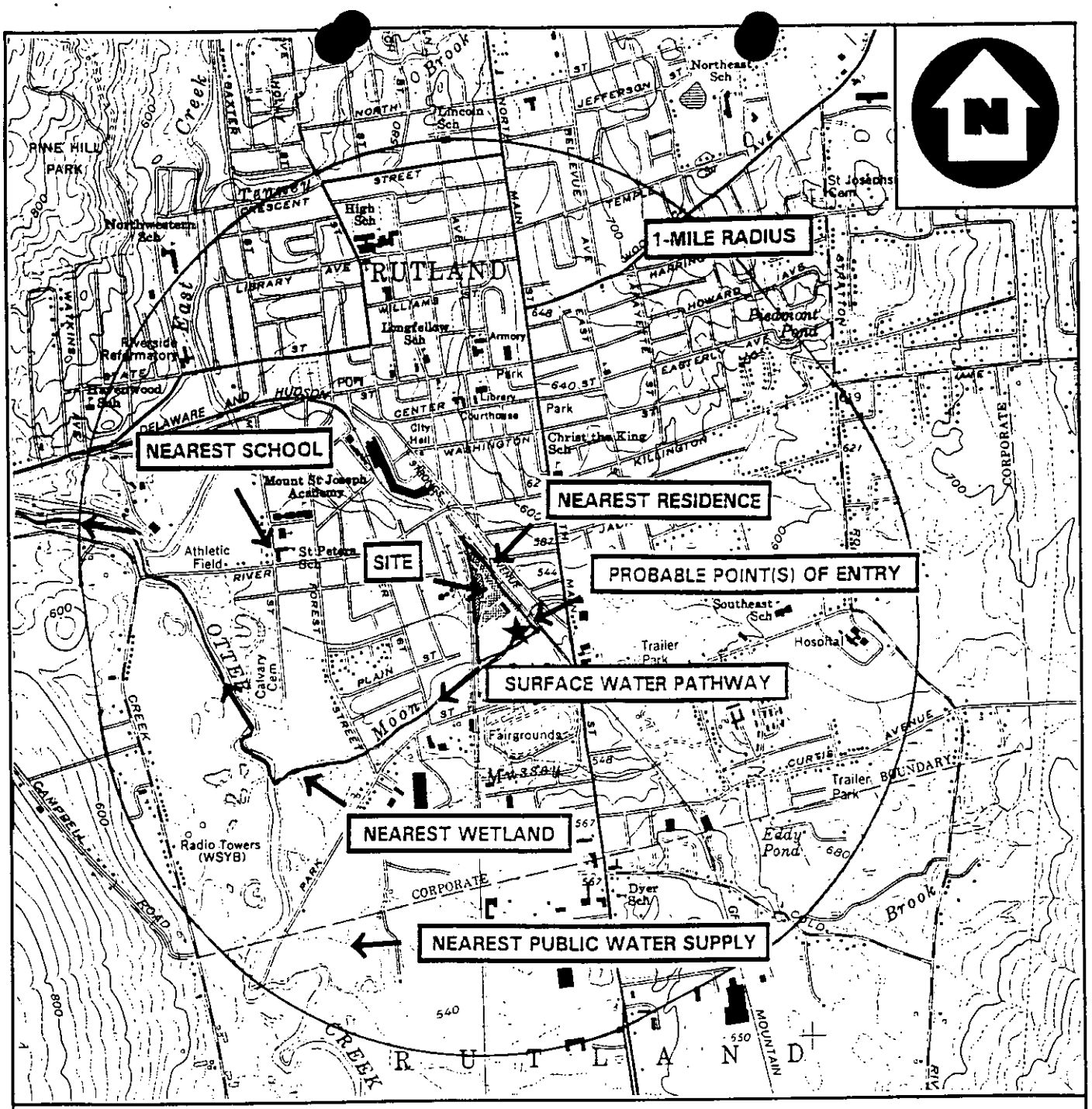
Inspection Information

Site Name: Former Howe Richardson Scale Co.
Address: 26 Strongs Avenue
Town: Rutland **State:** Vermont
CERCLIS No.: VTD002078509 **TDD No.:** 98-05-0035
Date of Inspection: 16 October 1997 **Time of Inspection:** 1130 hrs
Weather Conditions: Sunny, Moderate winds, 55-60° Fahrenheit
Site Status at Time of Inspection: **(X) ACTIVE**
( ) INACTIVE
( ) ABANDONED

Comments:

The Howe property is located in Rutland, Rutland County, Vermont at coordinates 43° 36′ 2.0″ north latitude and 72° 58′ 30.0″ west longitude (Figure 1). The parcel is zoned as industrial and is bounded by Moulthrop Avenue to the southeast, residences located at Porter Place to the south, Moon Brook to the southwest; and by railroad tracks to the north, east, and west (Figure 2).

The Former Howe Richardson Scale Co. (Howe) at 26 Strongs Avenue in Rutland, Vermont was established in 1857. Howe had a 125-year history producing large industrial scales and balances ending in 1982. Howe is now known as PJD Inc., which is a subsidiary of Aerojet Investments of La Jolla, California. Howe was on the real estate market from 1982 until Howe Center Ltd. purchased the subject property in 1989. Howe Center Ltd. employs the current operator, Giancola Construction Corporation (GC). The GC renovated the existing buildings in 1989 for the purpose of leasing space to multiple tenants.



LEGEND

BASE MAP IS A PORTION OF THE FOLLOWING 7.5' X 7.5' U.S.G.S. QUADRANGLES:
RUTLAND, WEST RUTLAND, PROCTOR, AND CHITTENDEN, VERMONT 1988

1 0 1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

QUADRANGLE LOCATION

LOCATION MAP

HOWE RICHARDSON SCALE CO.

26 STRONGS AVENUE

RUTLAND, VERMONT

WESTON® MANAGERS DESIGNERS/CONSULTANTS

REGION I SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM

TDD NO.	DRAWN BY:	DATE
97-04-0015	P.PANZA	1/16/98

FILE NAME:	
S:\97040015\FIG1.DWG	FIGURE 1

(b) (9)

Personnel Performing Inspection

Agency/Organization	Names	Program
( ) EPA Region I:		
(X) EPA Region I Contractor:	Pasquale Panza	START*
	David Gorden	START
	Ingrid Winkler	START
( ) State:		
( ) Other:		

* - Superfund Technical Assessment and Response Team

Site Ownership-Current Owner

Name: Howe Center Ltd. **Telephone:** (802) 773-6251
Address: 140 Granger Street
Rutland, Vermont 05701

Site Visit: Brief Chronology

Details of the site visit are included in the site observations/concerns section.

1130 hrs Roy F. Weston, Inc. (WESTON®), START personnel Mr. Panza, Mr. Gorden, and Ms. Winkler arrived at the Howe property. START personnel met with Howe's operators, Joseph Giancola and Peter Giancola, to discuss historical property information and processes performed on site.

1230 hrs Mr. Gorden, START Site Health and Safety Coordinator, completed calibration checks and documented site ambient background conditions for air monitoring instruments.

1300 hrs START personnel conducted an exterior and interior reconnaissance of the property.

1930 hrs START personnel completed the on-site reconnaissance and departed the Howe property.

Site Characteristics
Quantities/Extent/Details

( ) Cylinders:

(X) Drums: START personnel observed three 55-gallon drums adjacent to Building No. 9 inside an outdoor storage area for Newton Precast, Inc. The drums were approximately 100 feet (ft) south-southwest of Building No. 9. There was one empty metal drum, one metal drum labeled "surface consolidating agent", and one plastic drum presumed to contain sanding belt grit. Building No. 21, an automobile repair shop, contained approximately four 55-gallon metal drums of virgin antifreeze, three 55-gallon drums of virgin automatic transmission fluid, and two 55-gallon metal drums of waste oil. Hank's Auto Repair (Hank's), located in Building No. 16, contained two 55-gallon metal drums of antifreeze and one 55-gallon metal drum of waste oil. The processes at Interstate Manufacturing Company (IMC) generate approximately one 55-gallon drum of waste coolant oil, which is emptied annually by Safety Kleen Corporation.

(X) Lagoons: A lagoon surrounded with concrete approximately 15 ft wide by 30 ft long was located near Building No. 9. During the on-site reconnaissance, an employee of Newton Precast, Inc. disposed of approximately 50 gallons of concrete derived wastewater to this surface impoundment.

(X) Tanks: **(X) Aboveground:** A 275-gallon waste oil aboveground storage tank (AST) was located adjacent to Building No. 12 (Wolfsburg West Auto Service). This AST was situated on the ground without any secondary containment and approximately 10 feet from a catchbasin. Another 275-gallon waste oil AST was located behind Building No. 9 (Dave Nilsen Auto) and situated on a concrete pad.

(X) Below ground: According to a 1986 Environmental Characterization performed by Fluor Technology, Inc. (FT), following the (1980) removal of two underground storage tanks (USTs) known to have leaked No. 6 fuel oil, contaminated soils were excavated and a sump pump type oil recovery system was installed.

( ) Asbestos:

( ) Piles:

(X) Stained Soil: Approximately 8 square feet (ft^2) of black discolored soil was located near an effluent pipe behind (west) Building No. 16. A photoionization detector (PID) reading of 93 units above background levels was detected within the first inch of soil. Discolored soil and stressed vegetation were located on the southwestern portion of the property. Similarly stained soils were located on the slope between Moon Brook and MW-37S. According to Mr. Peter Giancola, the discolored soil (burnt sand) and slag are part of the former landfill. There was no PID reading associated with the discolored soil near MW-7B.

( ) Sheens:

(X) Stressed Vegetation: Stressed vegetation was located near and adjacent to the stained soil located near the effluent pipe. Stressed vegetation was also noted on the southwestern portion of the property.

Site Characteristics (Concluded)
Quantities/Extent/Details

(X) Landfill: On 17 December 1984, a Preliminary Assessment (PA) was conducted by NUS Corporation Field Investigation Team (NUS/FIT) at the Howe property. The PA stated that the elevated land north of Moon Brook appeared to be a former landfill area for disposal of foundry ash/sand wastes. START personnel observed that the southern portion of the property was littered with slag debris. According to Mr. Peter Giancola, the discolored soil (burnt sand) and slag are part of the former landfill. No PID reading was associated with the discolored soil near MW-7B. Utilizing a structure contour of landfill/native soil contact sketch by FT, START personnel estimated that the landfill covered 403,137 ft^2. Additionally, assuming the depth of landfill material averages 11.5 ft, this would result in a volume of 4,636,076 cubic feet (ft^3).

( ) Leachate seeps

(X) Population in Vicinity: Various tenants on the property employ approximately 300 full-time personnel. An estimated 10,288 people reside within 1-radial mile from the subject property.

(X) Distance to nearest residence: The nearest residence is located approximately 150 ft west of the Howe property at 93 Strongs Avenue.

(X) Land use: **(X) Industrial** **(X) Commercial** **( ) Residential**
( ) Rural **( ) Agricultural**

(X) Wells: **( ) Drinking:**

(X) Monitoring: During the on-site reconnaissance, six of the 16 monitoring wells were opened. START personnel obtained a PID reading of 2.1 units above background levels from MW-32S. No PID readings were obtained from the remaining five monitoring wells. The monitoring wells were locked and in good condition except for MW-WC2 (shallow), which would not open due to a rusted lock.

(X) Other: START personnel observed a floor drain, located under a car lift, in Building No. 16. START personnel presume that this drain redirects flow to a flush effluent pipe located in the rear (west) of Building No. 16. START personnel also presume that this effluent pipe is the chlorinated solvent discharge pipe mentioned in the FT Environmental Characterization (EC). One plastic container containing approximately 100 gallons of waste grease/oil from the Howe Restaurant and Coffee Shop was located adjacent to Building No. 17. Due to carpeting, START personnel were unable to uncover a drain located in Building No. 6 (White Rocks Printing). Mr. Joseph Giancola presumes that this drain was associated with the drain for the vapor degreaser mentioned by the FT EC. Mr. Joseph Giancola also stated that (an unspecified amount of) other drains in this building were removed by tenants. There was no evidence of the former chemical storage area, located in the basement of Building No. 5, mentioned by the FT EC.

On-site/Off-site Receptors
Comments/Details

(X) Drinking Water

(X) Private: The nearest private drinking water well is located within 0.25- to 0.5-radial miles for the property. There are 51 people utilizing private drinking water supply wells within 1-radial mile of the Howe property.

(X) Municipal: Thirteen public water supply wells are located within 4-radial miles of the Howe property, within the Towns of Rutland, West Rutland, Mendon, and Clarendon. The nearest public drinking water supply well is the Town of Rutland Water System located 0.9 miles southwest from the property. There are 36 people served by public drinking water wells within 1-radial mile of the Howe property.

(X) Groundwater: Groundwater elevations range from an average of 2.68 to 19.83 ft from MW-PZ-2B to MW-WC-2S, respectively. Groundwater contour maps developed by FT indicate that the on-site groundwater flows in a southeasterly direction toward Moon Brook.

(X) Restricted Access: START personnel observed chain-link fences and buildings enclosing approximately 97% of the property. In addition to Moon Brook, there are railroad tracks on the north, east, and west that further restrict access.

(X) Population in Proximity: An estimated 10,288 people reside within 1-radial mile from the subject property.

(X) Sensitive Ecosystem: Two State-endangered and one State-threatened species habitats are known to be located within 4-radial miles of the property. No sensitive environments were reported by the Department of Fish and Wildlife, Vermont to exist along the 15-mile downstream surface water pathway.

(X) Other: Moon Brook traverses the southeast portion of the property and bounds the property to the southwest. No known schools or day-care centers are located within 200 ft of observed contamination on the property. START personnel observed three classrooms in Building No. 3 (Castleton State College). These classrooms hold seminars for transient students and are not located within 200 ft of a source area.

Site Observations/Concerns

Howe is located on an 18-acre parcel of land near the center of Rutland. On the property, NUS/FIT observed approximately 20 buildings associated with the inactive plant. The area was restricted by a chain-link/barbed wire fence. Moon Brook was also observed running through a portion of the property. The property is situated on generally flat terrain, with the exception of steep slopes adjacent to Moon Brook. Although the former plant was closed, NUS/FIT observed a watchman at the front gate on Strongs Avenue.

Site Observations/Concerns (Continued)

According to the PA, the following wastes were generated from various processes listed in a 1981 hazardous waste census table (in gallons per year): 1,1,1-trichloroethane sludge (55); paint stripper (80% methylene chloride and 15% formic acid) (110); chromic acid solution (3-10% by volume) (165); inhibited hydrochloric acid solution (30% by volume) (220); sulfuric acid solution (1% by volume) (55); zinc cyanide plating solution and sludge (275); nickel plating sludge (55); coolants/cutting oils (660); paint thinners (660); paint filters and paint residue (60); electroplating wastewater (1.25×10^6); lubricating and hydraulic oils (2,000); alkaline cleaners (6,000); and iron phosphate solution (3,000). START personnel were unable to obtain additional information concerning waste listed in the 1981 hazardous waste census table.

According to a 1986 EC investigation performed by FT following the removal of two leaking No. 6 fuel oil USTs of unspecified sizes in 1980, 35 yd^3 of contaminated soils were excavated in 1982 and a sump pump type oil recovery system was installed. No further information is available regarding the excavated contaminated soil.

FT suspected potential on-site source areas of chlorinated organic solvents to include a discharge pipe in the back of Building No. 16; a drain associated with the vapor degreaser that formerly operated in the heat treat and plating room (Building No. 6); a chemical storage area beneath the brass room (Building No. 5); and a suspected surface disposal area in the vicinity of MW-4B. No additional information is available regarding these potential sources. Additionally, the FT EC stated that personal interviews with former employees suggested that painting equipment was cleaned in the maintenance garage (Building No. 16).

Additionally, quarterly groundwater monitoring has been conducted by ATC Environmental, Inc. (ATC) from 1989 to the present. Analytical results reveal that monitoring wells MW-4B, MW-30, MW-31D, MW-32S, MW-33D, MW-36D, and MW-37S continuously contain contaminants such as trichloroethylene, 1,1,1-trichloroethane, 1,1-dichloroethylene, and 1,1-dichloroethane.

On 16 October 1997, START personnel performed an on-site reconnaissance of the Howe property to document current on-site conditions. NUS/FIT observations summarized previously were confirmed by START personnel. In addition, the following observations were made by START personnel.

Building No. 21 (Rutland News), an automobile repair shop, contained approximately four 55-gallon metal drums of virgin antifreeze, three 55-gallon drums of virgin automatic transmission fluid, and two 55-gallon metal drums of waste oil. The two waste oil drums were located inside the building on a concrete floor with no nearby floor drains and no signs of leakage.

START personnel observed two 275-gallon waste oil ASTs. One AST was located adjacent to Building No. 12 (Wolfsburg West Auto Service). This AST was situated on the ground without any secondary containment and approximately 10 ft from a catchbasin. The second AST was

Site Observations/Concerns (Continued)

located behind Building No. 9 (Dave Nilsen Auto) and was situated on a concrete pad. Adjacent to the second AST on the ground was one empty 55-gallon metal drum, one scrap metal (automobile parts) 55-gallon metal drum, and one empty 55-gallon plastic drum marked "antifreeze". Adjacent to Building No. 17 was one plastic container with approximately 100 gallons of waste grease/oil from the Howe Restaurant and Coffee Shop. This container was located on a small concrete pad with no signs of leakage.

IMC, located in Building No. 11, machines titanium and aluminum metal. This process generates approximately one 55-gallon drum of waste coolant oil that is emptied annually by Safety Kleen Corporation. IMC had two machines that were situated inside a secondary containment apparatus. The apparatus consisted of a metal drain pan to prevent small amounts of leakage. Additionally, there were no drains in the concrete floor.

Hank's, located in Building No. 16, contained two 55-gallon metal drums of antifreeze and one 55-gallon metal drum of waste oil. These drums were stored inside the building on a concrete floor and with no signs of leakage. Located in the center of Building No. 16, under the only car lift, was a floor drain. START personnel presume that this drain redirects flow to a flush effluent pipe located in the rear (west) of Building No. 16. START personnel also presume that this effluent pipe is the discharge pipe mentioned in the FT EC. START personnel estimated that 8 ft^2 of black discolored soil was located near the effluent pipe. There was a PID reading of 93 units above background levels within the first inch of soil. The depth of contaminated soil is unknown. There was stressed vegetation located near and adjacent to the stained soil.

START personnel observed three 55-gallon drums adjacent to Building No. 9 inside an outdoor storage area for Newton Precast, Inc. The drums were approximately 100 feet south-southwest of Building No. 9. There was one empty metal drum, one metal drum labeled "surface consolidating agent", and one plastic drum presumed to contain sanding belt grit. No PID readings were associated with these drums. A surface impoundment approximately 15 feet wide by 30 ft long was used for disposal of daily concrete derived wastewater. The surface impoundment was located adjacent to the three 55-gallon drums near Building No. 9. Piles of concrete approximately 1 foot high formed the walls of the surface impoundment, which extended to a depth of approximately 2 feet below the ground surface. During the on-site reconnaissance, START personnel observed and photodocumented an employee of Newton Precast, Inc. disposing of approximately 50 gallons of concrete derived wastewater to this surface impoundment. No PID readings were associated with this surface impoundment.

Building No. 22 was surrounded on two sides (south and west) by scrap metal piles. Included with this scrap metal was one rusted tank. START personnel were informed by the project manager of GC, Mr. Peter Giancola, that this tank was a former water boiler tank. No PID readings were associated with this tank.

Site Observations/Concerns (Concluded)

The southern portion of the Howe property was littered with slag debris. Discolored soil and stressed vegetation were located on the southwestern portion of the property. No PID readings were associated with the discolored soil near MW-7B. Similarly stained soils were located on the slope between Moon Brook and MW-37S. According to Mr. Peter Giancola, the discolored soil (burnt sand) and slag are part of the former landfill.

START personnel were unable to uncover a drain located in Building No. 6 (White Rocks Printing). The owner of GC, Mr. Joseph Giancola, presumes that this drain was associated with the drain for the vapor degreaser mentioned by the FT EC. Mr. Joseph Giancola also stated that (an unspecified amount of) other drains in this building were removed by tenants during renovations.

There was no evidence of the former chemical storage area, located in the basement of Building No. 5, mentioned by the FT EC. Green Mountain Bottle Recycling Redemption currently resides at this location to provide storage for bottles and cans. Containment features for this former designated chemical storage area include concrete floors and concrete walls. START personnel observed that the concrete floor was in good condition with no cracks, floor drains, or staining noted.

Six of the 16 monitoring wells located on the Howe property were opened. START personnel obtained a PID reading of 2.1 units above background levels from MW-32S. No PID readings were obtained from the remaining five monitoring wells.

During the START on-site reconnaissance, the businesses within the Howe complex were toured. The business were characterized as retail, office-related, restaurant, and small commercial businesses. No other source areas were noted excepted for those described above. Several of the businesses were noted to maintain various quantities of products such as household cleaners, paints, roofing tar, and haircare products. Automotive oils, fluids, and cleaning agents were observed to be stored and used as part of automobile repair businesses located on the property. These materials were observed by START personnel to be properly maintained within the respective businesses and are not evaluated as part of this assessment.

Report prepared by: Pasquale Panza
Affiliation: START
Date: 15 May 1998